

two freestanding signs per project site, and multiple tenant names on a wall sign on the south side of Building C. The Planning Commission will also consider certifying the Auburn Creekside Center Final Environmental Impact Report prepared for this project pursuant to the California Environmental Quality Act, and adoption of the Mitigation Monitoring and Reporting Program, and Findings of Fact and Statement of Overriding Considerations.

Project Location: The project is located at East side of State Route (SR) 49, between Rock Creek Road and Education Street, in the North Auburn area.

APN: 052-030-048-000

Total Acreage: 13.2 acres

Zoning: CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) and CPD-Dc-FH (Commercial Planned Development, combining Design Scenic Corridor, combining Flood Hazard)

Community Plan Area: Auburn/Bowman CP

MAC Area: North Auburn MAC

Owner: Auburn Pacific Properties, LLC

Applicant: John Margowski

County Staff:

Planning: Kally Kedinger-Cecil (530) 745-3034

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: Justin Hansen (530) 745-2300

No members from the public provided verbal comment.

MOTION VOTE 6:0 Commissioner Nader moved, Commissioner Moss second;

1. To Certify the Auburn Creekside Final Environmental Impact Report pursuant to the California Environmental Quality Act, and adopt the Mitigation Monitoring Reporting Program supported by and incorporating by reference in its entirety the Findings of Fact and Statement of Overriding Considerations

AYE: Sevison, Gray, Moss, Johnson, Nader, Rocucci

NO: none

ABSENT: Arcuri

MOTION VOTE 6:0 Commissioner Nader moved, Commissioner Moss second;

2. To Approve a Tentative Map to create nine parcels, including two Open Space parcels, supported subject to the conditions of approval and findings,

AYE: Sevison, Gray, Moss, Johnson, Nader, Rocucci

NO: none

ABSENT: Arcuri

MOTION VOTE 6:0 Commissioner Nader moved, Commissioner Moss second;

3. Approve a Conditional Use Permit to allow for the development of a retail shopping center

AYE: Sevison, Gray, Moss, Johnson, Nader, Rocucci

NO: none

ABSENT: Arcuri

MOTION VOTE 6:0 Commissioner Nader moved, Commissioner Moss second;

4. Approve a Variance to allow for multiple tenant names on freestanding signs; more than two freestanding signs for the project; increase the maximum aggregate sign area for wall signs; reduce the 100-foot setback from an intersection for freestanding signs; and to allow for multiple tenant names on wall signs at the south face of Building C

AYE: Sevison, Gray, Moss, Johnson, Nader, Rocucci

NO: none

ABSENT: Arcuri

2) 10:15 am
11:15am-1:48pm

**THE PARK AT GRANITE BAY
GRANITE BAY COMMUNITY PLAN AMENDMENT/REZONE/VESTING
TENTATIVE SUBDIVISION MAP/VARIANCE (PSUB 20140145)
FINAL ENVIRONMENT IMPACT REPORT (STATE CLEARINGHOUSE
#2015022026)
SUPERVISORIAL DISTRICT 4 (Uhler)**

Consider a request from Jon Tattersall, on behalf of Sierra College Partners, and make a recommendation to the Board of Supervisors on the following requests: 1) Amend the Granite Bay Community Plan to change the project site's land use from Rural Low Density Residential 0.9-2.3 acres per unit (RLDR) to Medium Density Residential 2-4 dwelling units per acre (MDR); 2) Rezone the project site from RS-AG-B-40 (Residential-Single-Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet) to RS-B-X 7,000 (Residential Single-Family, combining a minimum Building Site of 7,000 square feet); 3) Approve a Vesting Tentative Subdivision Map to create 56 residential lots, an 0.81 acre privately owned and operated neighborhood park, two common lot areas for landscaping along the properties eastern frontage and a third common lot in the northwest corner of the site that will contain a detention basin; and 4) Approve a Variance to allow for an increase in the maximum lot coverage (the area covered by buildings and other structures) currently allowed per single story residence within the residential single-family zone district from 40 percent to approximately 50 percent on only those lots that are 8,000 square feet or less within the project site. Residential lot sizes would range in area from 7,150 square feet to 17,196 square feet and would include a mix of one and two-story homes. The project would include a 15-foot wide landscape buffer easement on the north, south and west sides of the development to provide a visual buffer for the benefit of the existing neighboring properties. Project residences along Sierra College Boulevard would be buffered by landscape setbacks and sound walls. Public access to the project site would be through a gated entry from Sierra College Boulevard, and a secondary access for emergency vehicles only (or by area residents during an emergency) would be provided from Eckerman Road. The gate at the Sierra College Boulevard entry would remain open from dawn to dusk to allow the public access to the park during daylight hours. The Planning Commission will also consider and make a recommendation to the Board of Supervisors on certification of the Park at Granite Bay Final Environmental Impact Report prepared pursuant to the California Environmental Quality Act, the Mitigation Monitoring Reporting Program and the CEQA Findings of Fact.

Project Location: The project is located to the west of Sierra College Boulevard, east of Eckerman Road, south of Annabelle Avenue and north of Haskell Way in the Granite Bay area.

APN: 468-050-016-000; 468-050-024-000; 468-050-026-000; 468-060-039-000; 468-060-040-000; 468-060-041-000; and 468-060-042-000

Total Acreage: 16.3 acres

Zoning: RS-AG-B-40 (Residential-Single-Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Owner: Sierra College Partners

Applicant: Jon Tattersall

County Staff:

Planning: George Rosasco (530) 745-3065

Engineering and Surveying: Sarah Gillmore (530) 745-3110

Environmental Health: Laura Rath (530) 745-2300

23 members from the public provided verbal comment.

RECOMMENDED THE BOARD OF SUPERVISORS:

MOTION VOTE 5:1 Commissioner Nader moved, Commissioner Moss second;

1. Certify the Park at Granite Bay Final Environmental Impact Report (SCH# 2015022026), adopt the Mitigation Monitoring Reporting Program (Attachment D) supported by and incorporating by reference in its entirety the Findings of Fact and statement in the staff report;

AYE: Sevison, Moss, Johnson, Nader, Roccucci

NO: Gray

ABSENT: Arcuri

MOTION VOTE 5:1 Commissioner Nader moved, Commissioner Moss second;

2. Adopt a resolution to amend the Granite Bay Community Plan to change the project site's land use designation from Rural Low Density Residential (RLDR) to Medium Density Residential (MDR) supported by the following findings in the staff report;

AYE: Sevison, Moss, Johnson, Nader, Roccucci

NO: Gray

ABSENT: Arcuri

MOTION VOTE 5:1 Commissioner Nader moved, Commissioner Moss second;

3. Adopt an ordinance to rezone the project site from RS-AG-B-40 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square feet) to RS-B-X- 7000 (Residential Single-Family, combining minimum Building Site of 7,000 square feet);

AYE: Sevison, Moss, Johnson, Nader, Roccucci

NO: Gray

ABSENT: Arcuri

MOTION VOTE 5:1 Commissioner Nader moved, Commissioner Moss second;

4. Approve a Vesting Tentative Subdivision Map to create 56 residential lots, and the following common lots; a 0.81-acre neighborhood park labeled "A", the internal roadways labeled "G", two landscape lots labeled "C" and "B" located along the Sierra College frontage, and two lots to be used as water overland releases labeled "D" and "E" located between lots 7 and 8 and 49 and 50 respectively, and a lot for the detention basin labeled "F" in the northwest corner of the site; subject to the conditions of approval and supported by the following findings in the staff report;

AYE: Sevison, Moss, Johnson, Nader, Roccucci

NO: Gray

ABSENT: Arcuri

MOTION VOTE 5:1 Commissioner Nader moved, Commissioner Moss second;

5. Approve a Variance to allow an increase in the maximum lot coverage (the area covered by buildings and other structures) currently allowed per single story residence within the residential single-family zone district from 40 percent to 50 percent only those lots that are 8,000 square feet or less within the project site; subject to the conditions of approval based on the findings in the staff report and conditional use permit and revisions as per the errata sheet;

AYE: Sevison, Moss, Johnson, Nader, Roccutti

NO: Gray

ABSENT: Arcuri

Planning Commission recommendation to the Board of Supervisors. There are no appeal rights

CONSENT AGENDA - All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be moved for discussion.

*MOTION VOTE 6:0 Commissioner Johnson moved, Commissioner Moss second;
To pull item B) Wilson Subdivision two-year extension of time and continue to an open date.*

AYE: Sevison, Gray, Moss, Johnson, Nader, Roccutti

NO: none

ABSENT: Arcuri

*MOTION VOTE 6:0 Commissioner Moss moved, Commissioner Johnson second;
To Approve Items C) Gruber Mountain Estates Extension of Time, D) 8-11-16 Action Agenda, and E) re-appoint Wayne Nader to the Waste Water Advisory Committee of Consent Agenda.*

AYE: Sevison, Gray, Moss, Johnson, Nader, Roccutti

NO: none

ABSENT: Arcuri

One member of the public verbally spoke and requested to remove Item A) Timberline at Auburn from consent. Accordingly the Commission pulled the item for discussion before consideration.

*MOTION VOTE 4:1 Commissioner Moss moved, Commissioner Johnson second;
To Approve Item A) Timberline at Auburn two extension of time, Tentative Subdivision Map, Conditional Use Permit, Variances, and Noise Exception*

AYE: Sevison, Moss, Johnson, , Roccutti

NO: Gray,

RECUSED: Nader

ABSENT: Arcuri

Appeal rights were read.

A) TIMBERLINE AT AUBURN

EXTENSION OF TIME - TENTATIVE SUBDIVISION MAP / CONDITIONAL USE PERMIT / MINOR USE PERMIT / VARIANCES / NOISE EXCEPTION (PCPA 20110110)

PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE #2008082117)

SUPERVISORIAL DISTRICT 3 (HOLMES)

A request from Western Care Construction Inc., on behalf of Timberline Village LLC, for approval of a two-year Extension of Time for a previously approved Tentative Subdivision Map, Conditional Use Permit, Minor Use Permit, Variances, and Noise Exception that allowed a Continuing Care Retirement Community (CCRC) with 858 total residential units, and a commercial center with 78 units (of the 858 units) located on second and third story lofts. The Tentative Subdivision Map was approved to subdivide the project site into 54 lots. Variances were approved to allow backing into public and/or private roadways, an eight-foot sound wall within a rear setback, reduction in the parking requirement, reduction in setbacks for freestanding signs and to allow multi-tenants on the freestanding signs, and to allow three entry ways to have increased fence height within the front setback. The previous approval

also amended the Auburn Bowman Community Plan and rezoned the site to redistribute land use designations and zoning on the property, including a Noise Exception, and a Zoning Text Amendment to allow more than one detached single family dwelling on a parcel. The General Plan Amendment, Rezoning, Zoning Text Amendment, Tentative Subdivision Map, Conditional Use Permit, Minor Use Permit, Noise Exception and Variances were approved by the Board of Supervisor on August 9, 2011. A Final Environmental Impact Report (State Clearinghouse #2008082117) was prepared for the project in accordance with CEQA and was certified at the same time.

Project Location: Project is located north of the Bell Road and Richardson Drive intersection in the Auburn area.

APN: 051-140-056-000, 051-140-057-000, 051-180-058-000, and 051-180-059-000

Total Acreage: 94 acres

Zoning: C2 (General Commercial), RM-DL-15 (Residential Multifamily, Combining Density Limitation of 15 Dwelling Units per Acre), RS-DL-5 (Residential Single-Family, Combining Density Limitation of 5 Dwelling Units per Acre), F (Farm) and O (Open Space)

Community Plan Area: Auburn/Bowman CP

MAC Area: North Auburn MAC

Owner: Timberline Village LLC

Applicant: Western Care Construction Inc.,

County Staff:

Planning: Kally Kedinger-Cecil, (530) 745-3034

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: Justin Hansen (530) 745-2300

B) WILSON SUBDIVISION

EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION

MAP/CONDITIONAL USE PERMIT (PSUB 20050440)

PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION (EIAQ3794)

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

A request from MSA Engineering on behalf of Trails End, LP, for approval of a two-year Extension of Time, for a previously approved Vesting Tentative Subdivision Map and Conditional Use Permit that allowed a 12-lot Planned Residential Development on 78 acres, including one 37-acre open space lot. Lot sizes range from 2.0 acres to 5.37 acres with an average lot size of 3.19 acres. The Tentative Subdivision Map and Conditional Use Permit were approved by the Planning Commission on June 16, 2005. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA and was adopted at the same time.

Project Location: The project is located at the end of Alton Trail on the south side of Todd Valley Road, approximately two miles from the intersection of Todd Valley Road and Foresthill Road in the Foresthill area.

APN: 256-140-001-000

Total Acreage: 78 acres

Zoning: RF-B-X-20 PD-0.22 (Residential Forest, combining Building Site of 20 acre minimum, combining Planned Residential Development of 0.22 dwelling units per acre)

Community Plan Area: Auburn/Bowman CP

MAC Area: North Auburn MAC

Owner: Trails End, LP

Applicant: MSA Engineering

County Staff:

Planning: Kally Kedinger-Cecil (530) 745-3034

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: Justin Hansen (530) 745-2300

C) GRUBER MOUNTAIN ESTATES

EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP (PSUB 20070256)

PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 3 (HOLMES)

A request from James and Lois Gruber, for approval of a two-year Extension of Time, for a previously approved eleven lot Tentative Subdivision Map with parcels that range in size from 4.6 to 5.4 acres. The Tentative Subdivision Map was approved by the Planning Commission on July 9, 2009. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA and was adopted at the same time.

Project Location: The parcels are located at the end of Uncle Joes Lane and Reams Road in the Newcastle area

APN: 031-161-001-000, 031-161-002-000, 031-401-001-000, 031-401-002-000, 031-401-003-000, 031-401-004-000

Total Acreage: 57 acres

Zoning: F-B-X 4.6 AC. min. (Farm, combining a minimum building site size of 4.6 acres).

Community Plan Area: Placer County General Plan

MAC Area: Newcastle/Ophir MAC

Owner/Applicant: James and Lois Gruber

County Staff:

Planning: Melanie Jackson (530) 745-3036

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: Laura Rath (530) 745-2300

D) Approved Action Agenda of August 11, 2016 Planning Commission

E) Approved Planning Commission to consider re-appointing Commissioner Wayne Nader to the Waste Water Advisory Committee

MEETING ADJOURNED 1:48 PM